

Hague Short Term Rental Committee

July 14, 2022

Participants

In Person

Special guest: Town attorney, John Sylvestria

Edna Frasier <supervisor@townofhague.org>

Joshua Patchett <patchettjoshua@yahoo.com>

Alice Patchett <alice.patchett60@gmail.com>

Chris Richards <chris@promracing.com>

Bill Fritzky <billfritzky@gmail.com>

Frank Burkle <monk@madriver.com>

Tim Fiallo <highwaysuper@townofhague.org>

John Macionis <macionis@kenyon.edu>

Sandra Rust <sjrust@gmail.com>

Via Zoom

Jonathan Smith <jonathansmith.221@yahoo.com>

Attorney's Input

There must be a rational relationship between the police powers and the rules imposed.

Reasonable rules could include defining what is a bedroom, parking spaces required, etc.

Best to have a rental agreement that restricts the behavior of renters.

There will be push-back no matter what.

Open Discussion

Josh

- Two weeks might be a little severe. A five day minimum might be what's needed to eliminate renters that make a neighborhood feel transient (like a hotel).
- Warrensburg has reported only one incident since enacting their STR ordinance; note that they only had one incident prior to the STRO.

Frank

- Concerned about the invasiveness of managing whether owners are violating STR policies.
- Let's go through ordinance line-by-line to submit questions to the attorney to get good input.

John

- ALL properties MUST have proper septic systems.

Chris

- Rules like pulling trash receptacles from curb should apply to all.

Tim

- Suggested attorney go through the Hague STR ordinance to let us know what's legal and what's not.

Sandra

- Can we impose rules on STRs that do not apply to owner-occupied properties? Attorney: Yes, the STRO can impose additional rules.
- There are already laws on the books about occupancy.

Alice

- Town is the department of health for private residents: Water quality, smoke detectors, fire egress (e.g. ladder).

Others

- Jonathan, Bill, & Edna had no individual comments.

Review of Hague Short Term Rental Ordinance

The committee agreed to go through the STRO together line-by-line and identify revisions to recommend.

The original document presented at the May 26, 2021 public hearing is available at:

<https://townofhague.org/boards/town-board/STR-Info/>

Suggested Revisions

1. The Town Board has determined that short-term, ~~transient~~ residential rentals can be incompatible with the sense of privacy, community and ambience currently enjoyed in residential neighborhoods in the Town and such uses have a potential to disrupt peaceful residential neighborhoods and pose a threat to the public health, safety and well-being within the Town. The Town Board also recognizes that Short-Term Rentals can attract visitors to the Town, strengthening the local economy and ~~can also provide providing~~ an additional source of income to residential owners in the community.
2. SHORT-TERM RENTAL- A Dwelling Unit, which may or may not be inhabited by the owner of record or the owner's immediate family, which is or is intended to be rented for residential purpose in whole or in part, for an occupancy period of at least seven days and nights but less than (30) consecutive days to any person or entity, excepting, however, and specifically intended to exclude any commercial tourist accommodation such as a Hotel, Resort, Motel, Inn, or Campground ~~or Bed & Breakfast~~ and further excluding employee housing.

3. BEDROOM For purposes of calculating maximum occupancy of a short-term rental, a bedroom is defined as a room, used primarily for sleeping ~~and no other purpose, having at least 100 square feet of floor space, and having an operating door and, at least one window, and a closet. A living room, family room or home office with a couch or roll-out bed does not qualify as a bedroom.~~

Commented [JS1]: Suggestion is to use the Warren County's definition of a bedroom.

Commented [JS2R1]: Josh: Bedroom cannot be a pass-through area. It should have a window. Edna: It could be without a closet.

Commented [JS3]: After the 7/14 meeting, Chris Richards offered this website for defining what is a bedroom: <https://www.realtor.com/advice/sell/what-is-a-bedroom-features/>

Post-Meeting

Based on e-mail correspondence with Josh as Chairperson, it was determined that that John would make edits to the original STRO so as to capture the revisions agreed to by the committee. This will be the committee's official revised version.

Per Josh's guidance:

- The revised version should make it easy to see what have been the edits. (This can be done with the Track Changes and comments features of Microsoft Word.)
- An updated revised version should be distributed to the committee within seven days of a meeting in which revisions were discussed and agreed to. (This will permit time for validation and printing prior to the next committee meeting.)

The committee will continue the revision process at its next meeting, but work from the original ordinance. (Revisions from the meeting on 7/14/22 will need to be incorporated after the meeting on 7/27/22.)

Next Meeting

Wednesday, July 27, 2022 @ 4:00pm-5:00pm EDT.